

OLD FORM-G



राजस्थान RAJASTHAN



Affidavit



I, Rajesh Kumar s/o Deep Chand Verma age 41 years Address 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur - 302013 Designated Partner of and promoter of the proposed project do hereby solemnly declare, undertake and state as under -

1. That the project of our company "Royal Aangan - B" has been sanctioned by Jaipur Development Authority, Jaipur on 31/05/2018
2. That in this project none of the plot has been booked or sold to customers.
3. This is any contradiction arises in future, Rajesh Kumar the deponent will be responsible for it.

For Happy Reaisquare LLP

Rajesh Kumar

Partner
Deponent





राजस्थान RAJASTHAN



Declaration regarding Agreement for Sale

I, Rajesh Kuamr s/o Deep Chand Verma age 41 years Address 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur - 302013 promotor of the proposed project do hereby solemnly declare, undertake and state as under -

1. That the agreement for sale of our project "ROYAL AANGAN - B" is in accordance to the Form - G of Real Estate (Regulation and Development) Act, 2016.
2. That none of the terms and conditions of the agreement to sale presented by us violate the laws and rules of the Real Estate (Regulation and Development) Act, 2016 and Rajasthan Real Estate (Regulation and Development) Rules, 2017.
3. This is any contradiction arises in future, Rajesh Kumar the deponent will be responsible for it.



For Happy Realsquare LLP

[Signature]
Partner

HAPPY REALSQUARE LLP

Reg. Office : 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur-302013

PROVISIONAL ALLOTMENT LETTER

Photo

It is hereby certified that the Plot/Shop/Flat/Villa No. (here in after referred to as the Unit) measuring sq. mtrs / sq. yards / sq. ft (in words.....) in Niji Khatedari Residential/Commercial Scheme.....

..... is provisionally allotted to Shri/Smt./Kum.

..... S/o W/o, D/o. Shri.....

R/o.....

as per enclosed site plan of the above scheme and has been physically handed over to the said allottee subject to the terms and conditions, (Mentioned Overleaf) Which have been accepted by the allottee.

This document hereby vests in Mrs./Mr.

with full ownership rights and authority to possess the said plot and possession letter is hereby issued

on this.....day of.....month.....Year

For Happy Reaisquare LLP

[Signature]
Partner

Khatedar/ Owner / Developer

TERMS & CONDITIONS

1. That the allottee or the transferee or the assignee, as the case may be, shall have to pay all the charges to the government, local body, and local authority or the khatedar / Owner Developer, Vikas Samiti as may be decided from time to time.
2. The allottee or the transferee or the assignee as the case may be, shall have to pay to khatedar any due or dues that have fallen due or may become due hereafter. The allottee or the transferee or the assignee, as the case may be, shall have no option but to satisfy the claims that may be conveyed to him/her by the khatedar.
3. The allottee or the transferee or the assignee, as the case may be, shall have to pay any legal charges such as, registration charges, stamp duty, taxes etc, or any other statutory charges in respect of the allotted/transferred property.
4. The allottee or the transferee or the assignee, as the case may be, accept the possession of the plot of land, after studying legal status thereof, at his/her own risk qua any notice issued by the state Govt./Local Body/Central Govt. for acquisition from time to time.
5. The area and the Plot No. mentioned in the allotment letter is subject to adjustment on the final demarcation or the plot and/or approval of land by JDA or other public authorities.
6. That every dispute that arises between the parties and all the questions relating to interpretation and construction of any condition or part thereof shall be decided by the khatedar / Owner / Developer or his Authorised Representative and his decision shall be final and binding on the allottee or the transferee or the assignee.
7. That this allotment letter does not, of itself, create any right, titles and interest in favour of allottee or the transferee or the assignee, as the case may be, without receiving the possession letter from the Khatedar / Owner / Developer.
8. Any dispute arising out of the above condition No. 1 to 7 shall be decided through arbitration as is provided in the arbitration Act and rules made thereunder.
9. That the above conditions are subject to Jaipur Jurisdiction only.

Khatedar / Owner / Developer

The above terms and conditions are accepted and provisional allotment letter has been received by me.

For Happy Realsquare LLP

Place:

Date:

Partner

Witness (1)

(2)



राजस्थान RAJASTHAN



FORM-G

[see rule 9]

Agreement for Sale



Affix color photograph of allottee with signature across the photograph

Affix color photograph of allottee with signature across the photograph

This Agreement for Sale, hereinafter referred to as the Agreement, is executed on this..... day of Two thousand andat

By and Between

M/s **HAPPY REALSQUARE LLP** (LLPIN - AAF-9364) a LLP incorporated under the provisions of the Companies Act, 2013 and having its registered office at 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur - 302013 and its corporate office at 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur - 302013 and its PAN is AAJFH3292A, represented by its authorised signatory **RAJESH KUMAR** (Aadhar No. 406431933114) authorised vide board resolution dated 25/05/2018 herein after referred to as the "Designated Partner" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, its assignees, legal successor(s) in interest) of the ONE PART.

To be Used Only for
the Purpose of.....
Registration in RERA.....

पक्षकार द्वारा पदकार सुनिश्चित
समझ कर सही कहने पर
ATTESTED
03 JUN 2018
NOTARY PUBLIC
JAIPUR

For Happy Realsquare LLP

[Signature]
Partner

AND

[if the allottee is an individual]

Mr./Mrs./Ms..... son/daughter/wife of Mr. aged about years, R/o..... (Aadhar No.....) (PAN) (hereinafter singly/ jointly, as the case may be, referred to as the "Allottee(s)", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal successor(s), administrators, executors successors & permitted assignees) of the OTHER PART.

OR

[if the allottee is a partnership firm]

M/s a partnership firm, duly registered and existing under the provisions of the Indian Partnership Act, 1932, having its principle place of business at (PAN-.....) through the partner Mr./Ms..... (Aadhar No.....) duly authorized vide authority letter dated passed and signed by all the partners constituting the firm, (Copy enclosed) (hereinafter referred to as the "Allottee(s)", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal successor(s), administrators, executors successors & permitted assignees including those of the respective partners) of the OTHER PART.

OR

[if the allottee is a LLP]

M/s..... (CIN No.....) a LLP incorporated under the provisions of the Companies Act, 1956 / 2013 having the registered office at and its PAN is..... through Mr. (Aadhar No.....), its authorized signatory who has been duly empowered vide Board Resolution dated (hereinafter jointly and severally, as the case may be, being the allottee(s) of the Unit hereinafter, referred to as the "Allottee(s)", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal successor(s), administrators, executors successors & permitted assignees) of the OTHER PART.

or

[if the allottee is HUF]

Mr./Ms. (Aadhar No.....) son/daughter/wife of..... aged about..... years for self and as the Karta of the HUF, having its place of business/ residence at..... (PAN-.....) (hereinafter referred to as, "Allottee(s)", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include him and each of the members constituting the HUF their Heirs, administrators, executors, successors & permitted assignees) of the OTHER PART.

(Details of other allottees to be inserted, in case of more than one allottee)

The Designated partner and the Allottee(s) shall hereinafter be collectively referred to as "Parties" and individually as a "Party".

WHEREAS THE DESIGNATED PARTNER DECLARES THAT,-

- the Designated partner is in lawful possession of the land khasara No. 28/1, 29/1, 30/1 and 31 of revenue village Harbanshpura situated in Harbanshpura, Tehsil Sanganer, City Jaipur, District - Jaipur with a total area admeasuring of 16700.00 square meters (hereinafter referred to as 'Land' and more fully described in the Schedule-I).
- the Designated partner has a legal title to the Land with legally valid documents and is lawful owner of the land. The Land was purchased by the Designated partner from following persons -

S. No.	Name of Seller	Registered On	Sub-Registrar Office	Book No.	Volume No.	Page No.	Serial No.	Additional Book No.	Volume No.	Page No.
1.	Ramji Lal	02/06/2016	Jaipur - V	1	920	136	201603019104739	1	3679	184 to 196
2.	Rashmi Development	05/05/2018	Sanganer - I	1	1085	98	201803024103498	1	3936	224 to 237

To be Used Only for the Purpose of.....

For Happy Realsquare LLP

OR

Partner

the said land is earmarked for the purpose of plotted development of a Residential project, comprising residential plots, shops and the said project shall be known as "Royal Aangan - B"

Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it is a part of the plan approved by the competent authority;

C. the Designated partners are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Designated partners regarding the said land on which Project is to be constructed have been completed.

D. the Jaipur Development Authority has granted the commencement certificate to develop the Project vide its approval number **2161/2** dated **31/05/2018**

E. the Land is free from all encumbrances.

F. the Designated partner has conceived, planned and is in the process of developing a real estate project known as **"Royal Aangan - B"**, (hereinafter referred to as the 'Project') after getting necessary permissions/approvals from the concerned competent authorities and which inter-alia comprising of plots, and shops and includes the facility areas, the development works and all improvements and all easements, rights and appurtenances belonging thereto, on a piece and parcel of Land admeasuring **16700.00** square meters situated at **Village - Harbanshpura, Teh. - Sanganer, Jaipur** and latitude & longitude of the end points of the Project arerespectively. The location details are fully described in the Schedule-I.

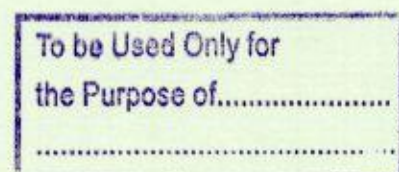
H. the Project has been registered with the Real Estate Regulatory Authority on(date) and the Project Registration Certificate No. is This registration is valid for a period of..... years commencing from.....and ending with..... unless extended by the Authority. The details of the Designated partner and Project are also available in the website - <http://rera.rajasthan.gov.in> of the Authority.

G. the layout plan/ site plan of the Project **"Royal Aangan Block B"** has been sanctioned vide registration No..... dt. **31/05/2018** by the Jaipur Development Authority (Known as JDA) and copy of which is enclosed as Schedule-2.

The Designated partner agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;

H. The details of plan of development works to be executed in the proposed Project and the proposed facilities to be provided thereof including park facilities, water supply service, electricity facility etc. as provided under clause (e) of sub-section (2) of section 4, are as under :-

- a. Road Network
- b. Electrification
- c. Park Development
- d. Block Boundary
- e. Water Tank (underground and overhead)
- f. Sewerage Facility
- g. Water Harvesting System
- h. Water Pipe Line



C. The Designated partner has opened a separate account in Branch **Mansarovar** of for the purpose as provided in sub- clause (D) of clause (I) of sub-section (2) of section 4.

D. The Allottee(s), being aware of the Project and details given in the advertisements about the Project made by the Designated partner and/or on visiting the model of the project, has applied for allotment and to purchase a Plot (hereinafter referred to as the 'Unit') in the Project vide his/her/their/its **application dated.....** The allottee(s) has also **deposited a sum of Rs.....** (in words Rupees.....) as an advance payment/ booking amount including application fee (not being more than 10% of the cost of the plot as provided in sub-section (1) of section 13) and agrees to make timely and complete payments of the remaining sale price as well as other dues under this Agreement as per terms and conditions of this Agreement.

E. The Alottee has applied for a plot in the Project vide **application dated**and has been **allotted plot no. having area of square Yards** as permissible under the applicable law and of pro-rata share in the common areas as defied under clause (n) of section 2 of the Act, hereinafter referred to as the "Plot", more particularly described in Schedule-4;

F. The Parties have gone through all the terms & conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. The Parties hereby confirm that they are signing this

Agreement with full knowledge of the all laws, rules, regulations, notifications etc. applicable to the Project.

G. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

H. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Designated partner hereby agrees to sell and the Allottee hereby agrees to purchase the plot as specified in para L.

NOW THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO MUTUALLY AGREE ON FOLLOWING TERMS AND CONDITIONS, NAMELY:-

1. TERMS :

1.1 Subject to the terms & conditions as detailed in this Agreement, the Designated partner hereby agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase and receive the Plot as specified in para 'L'

1.2 The Total Price for the Plot based on the area is **Rs.**(in words **Rupees..... only**) ("**Total Price**") (Give break-up and description):-

and (if/as applicable)

Plot No. Type Location	Rate of Plot per square yards
Total price (in Rupees)	

Explanation :

- (i) The Total Price above includes the booking amounts of **Rs..... (Rupees.....)** paid by the allottee to the Designated partner towards the Plot as mentioned in Para 'L'.
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Designated partner by way of Value Added Tax, Service Tax and Cess or any other similar taxes which may be levied,(Except charges in relation to registration of JDA allotment letter) in connection with the development of the Project payable by the Designated partner, by whatever name called) upto the date of the handing over the possession of the Plot to the allottee and the Project to the competent authority, as the case may be, after obtaining the completion certificate:

Provided that in case there is any change/ modification in the taxes, the subsequent amount payable by the Allottee(s) to the Designated partner shall be increased/ reduced based on such change/ modification:

Provided further that if there is any increase in the taxes after the expiry of the schedule date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee;

- (iii) The Designated partner shall periodically intimate to the Allottee(s), the amount payable as stated in (i) above and the Allottee(s) shall make payment demanded by the Designated partner within the time and in the manner specified therein. In addition, the Designated partner shall provide to the Allottee(s) the details of the taxes paid or demanded along with the Acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

1.3 As mentioned in para 'K' above, the Designated partner has already received an advance / booking amount from the Allottee(s) a sum of **Rs./- (Rupees only)** (not being more than 10% of the total cost of the Unit as provided in sub- section (1) of section 13) out of the total price of **Rs.....** and the Allottees(s) agrees and undertakes to pay the balance amount of **Rs.....** of the total price strictly in accordance with the payment plan given below :-

Amt. Received as Advance	Rs..... Cheque no..... For Happy Real Estate LLP
Detail of remaining amount to be received	Rs..... Cheque no..... Partner

To be Used Only for
the Purpose of.....

1.4 It is agreed that the Designated partner shall not make any addition and alteration in the sanctioned plans, layout plans and specifications in respect of the Plot without the previous written consent of the Allottee(s) as per the provisions of the Act:

Provided that the Designated partner may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of the Act.

1.5 Subject to Term No. 8.3 the Designated partner agreed and acknowledges, the Allottee shall have the right to the Apartment/ Plot as mentioned below:

- (i) The Allottee(s) shall have exclusive ownership of the Plot;
- (ii) The Allottee has the right to visit the Project site to assess the extent of development of the Project and his Plot.

1.6 It is made clear by the Designated partner and the Allottee agrees that the Plot shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/ combined with any other project in its vicinity or otherwise accept for the purpose of integration of infrastructure for the benefit of the Allottee.

1.7 The Designated partner agrees to pay all outgoing/ dues before transferring the physical possession of the plot to the Allottee(s) which it has collected from the Allottee(s), for the payment of outgoing/dues (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Designated partner fails to pay all or any of the outgoing/ dues collected by it from the Allottee(s) or any liability, mortgage loan and interest thereon before transferring the plot to the Allottee(s), the Designated partner agrees to be liable, even after the transfer of the property, to pay such outgoing/ dues and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

1.8 The Allottee has paid a some of **Rs.----- (Rupees----- only)** as booking amount being part payment towards the Total Price of the Plot at the time of application the receipt of which the Designated partner hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment/ Plot as prescribed in the payment plan at Term No.1.3 above as may be demanded by the Designated partner within the time and manner specified therein.

Provided that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules. The obligations of the Allottee(s) to pay the amount and the liability towards interest as aforesaid may be reduced when mutually agreed to between the Designated partner and the Allottee(s).

2. MODE OF PAYMENT:

Subject to the terms of the agreement and the Designated partner abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Designated partner, within the stipulated time as mentioned in the payment plan at Term No. 1.3 above through account payee cheque/ demand draft/ banker's cheque or online payment (as applicable) in favor of HAPPY REALSQUARE LLP payable at JAIPUR.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, if residence outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ('FEMA'), Reserve Bank of India Act, 1934 ('RBI Act') and the Rules and Regulation made there under or any statutory amendments or modifications made thereof and all others applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India etc. and provide the Designated partner with such permission, approval which would enable the Designated partner to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulation of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/ her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/ she may be liable for any action under FEMA or other laws as applicable, as amended from time to time.

3.2 The Designated partner accepts no responsibility in regard to matters specified in Term 3.1 above. The Allottee shall keep the Designated partner fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the solve responsibility of the Allottee to intimate the same in writing to the Designated partners immediately

and comply with necessary formalities if any, under the applicable laws. The Designated partner shall not be responsible towards any third party making payment/remittances on behalf of Allottee and such third party shall not have any right in the application/allotment of the said Apartment/ Plot apply for herein in any way and the Designated partner shall be issuing the payment receipts in favor of the Allottee only.

4. ADJUSTEMENT/ APPROPRIATION OF PAYMENTS:

The Allottee authorized the Designated partner to adjust/ appropriate all payments made by him/ her under any head of dues against lawfull outstanding of the Allottee against the Apartment/Plot, if any, in his/ her name and the Allottee undertakes not to object/ demand/ direct the Designated partner to adjust his payments in any manner.

5. TIME IS ESSENCE :

The Designated partner shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the Plot to the Allottee and the common areas to the Maintenance Society or the competent authority, as the case may be.

6. POSSESSION OF THE APARTMENT / PLOT:

- 6.1 **Schedule for possession of the said Apartment of Plot** – The Designated partner agrees and understands that timely delivery of possession of the Plot to the Allottee and the common areas to the Maintenance Society or the competent authority, as the case may be, is the essence of the Agreement. The Designated partner assures to handover possession of the **Plot of the Project in place on** -----, unless there is delay or failure due to war, flood, drought, fire, cyclone earthquake or any other calamity caused by nature effecting the regular development of the real estate project ("*Force Majeure*"). If, however, the completion of Project is delayed due to the *Force Majeure* conditions then the Allottee agrees that the Designated partner shall be entitled to the extension of time for delivery of possession of the Plot, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee(s) agrees and confirms that, in the event it becomes impossible for the Designated partner to implement the project due to *Force Majeure* conditions, then this allotment shall stand terminated and the Designated partner shall refund to the Allottee(s) the entire amount received by the Designated partner from the Allottee with interest within forty-five days from that date. The Designated partner shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agreed that he/ she shall not have any rights, claims etc. against the Designated partner and the Designated partner shall be released and discharged from all its obligations and liabilities under this Agreement.
- 6.2 **Procedure for taking possession-** The Promoter, upon obtaining the occupancy certificate if applicable from the competent authority if not then from chartered engineer shall offer in writing the possession of the Plot, to the Allottee(s) in terms of this Agreement to be taken within 2 (two) months from the date of issue of occupancy certificate. Provided that, in the absence of local law, the conveyance deed in favor of the Allottee shall be carried out by the Promoter within three months from the date of issue of occupancy certificate. The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee(s), after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter Maintenance Society, as the case may be, after the issuance of completion certificate for the Project. The Promoter shall handover the occupancy certificate of the Plot, as the case may be, to the Allottee at the time of conveyance of the same.
- 6.3 **Failure of Allottee to take possession of Plot-** Upon receiving a written intimation from the Designated partner as per Term No. 6.2 above, the Allottee(s) shall take possession of the Plot from the Designated partner by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Designated partner shall give possession of the Plot to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided as per Term No. 6.2 above, such Allottee shall continue to be liable to pay maintenance charges as specified under Term No. 6.2 above.
- 6.4 **Possession of the Allottee-** After obtaining the occupancy certificate and handing over physical possession of the Plot to the Allottee, it shall be the responsibility of the Designated partner to handover the necessary documents and plan, including common areas to the Maintenance Society or the competent authority, as the case may be, as per the local laws:

Provided that, in the absence of any local law, the Designated partner shall handover the necessary documents and plans, including common areas, to the Maintenance Society or the competent authority, as the case may be, within thirty days after obtaining the completion certificate.

To be Used Only for
the Purpose of.....

For Happy Realsquare LLP

[Signature]

6.5 Cancellation by Allottee- The Allottee(s) shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Designated partner, the Designated partner herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottee(s) shall be returned by the Designated partner to the Allottee(s) within forty-five days of such cancellation.

6.6 Compensation – The Designated partner shall compensate the Allottee in case of any loss, caused to him due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for the interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force. Except for occurrence of a Force Majeure event, if the Designated partner fails to complete or is unable to give possession of the said Apartment/ Plot (i) in accordance with the terms of this Agreement, duly completed by the day specified in Term No. 6.1 above; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation or expiry of the registration under the provisions of the Act; or for any other reason; the Designated partner shall be liable, on demand to the Allottee, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment/ Plot, with interest including compensation in the manner as provided under the Act within forty-five days of it becoming due:

Provided that where if the Allottee does not intent to withdraw from the Project the Designated partner shall pay the Allottee interest for every month of delay, till the handing over of the possession of the Apartment/ Plot, which shall be paid by the Designated partner to the Allottee within forty-five days of it becoming due.

7. REPRESENTATIONS AND WARRANTIES OF THE DESIGNATED PARTNER : The Designated partner hereby represents and warrants to the Allottee(s) as follows:

- (i) The Designated partner has absolute, clear and marketable title with respect to the said Land and the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Designated partner has lawful rights and requisite approvals from the competent authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Unit;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Unit are valid and subsisting and have been obtained by following due process of law. Further, the Designated partner has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Unit and common areas;
- (vi) The Designated partner has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
- (vii) The Designated partner has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Unit which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- (viii) The Designated partner confirms that the Designated partner is not restricted in any manner whatsoever from selling the said Unit to the Allottee(s) in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Designated partner shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee(s) and the common areas to the Maintenance Society;
- (x) The Schedule Property is not the subject matters of any HUF and that no part thereof is owned by any minor and /or no minor has any right, title and claim over the Schedule Property;
- (xi) The Designated partner has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent authorities till the completion certificate has been issued and possession of the Apartment/ Plot along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the Maintenance Society or the competent authority, as the case may be;

the Purpose of.....

For Happy Realsquare LLP

[Signature]

Partner

- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Designated partner in respect of the said Land and/or the Project.

8. EVENTS OF DEFAULTS AND CONSEQUENCES :

8.1 Subject to the *Force Majeure* clause, the Designated partner shall be considered under a condition of default, in the following events, namely:-

- (i) The Designated partner fails to provide ready to move in possession of the plot to the Allottee(s) within the time period specified in Term No. 6.1 above in this Agreement or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this clause, 'ready to move in possession' shall mean that the plot shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Designated partner's business as a developer on account of suspension or revocation or expiry of his registration under the provisions of the Act or the rules or regulations made there under.

8.2 In case of default by the Designated partner under the conditions listed above, Allottee(s) is entitled to the following:-

- (i) Stop making further payments to the Designated partner as demanded by the Designated partner. If the Allottee(s) stops making payments, the Designated partner shall correct the situation by completing the development milestones and only thereafter the Allottee(s) be required to make the next payment without any interest; or
- (ii) The Allottee(s) shall have the option of terminating the Agreement in which case the Designated partner shall be liable to refund the entire money paid by the Allottee(s) under any head whatsoever towards the purchase of the Apartment, along with interest within forty-five days of receiving the termination notice:

Provided that where an Allottee(s) does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Designated partner, interest for the period of delay till the handing over of the possession of the Apartment/ Plot, which shall be paid by the Designated partner to the Allottee within forty-five days of it becoming due.

8.3 The Allottee(s) shall be considered under a condition of default, on the occurrence of the following events:

- (i) In case the Allottee(s) fails to make payments for consecutive demands made by the Designated partner as per the payment plan stated above, despite having been issued notice in that regard, the Allottee(s) shall be liable to pay interest to the Designated partner on the unpaid amount.
- (ii) In case of default by Allottee under the conditions listed above continues for a period beyond ----- consecutive months after notice from the Designated partner in this regard, the Designated partner may cancel the allotment of the Plot in favour of the Allottee(s) and refund the money paid to him by the Allottee(s) by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated :

Provided that the Designated partner shall intimate the Allottee about such termination at least thirty days prior to such termination.

9. CONVEYANCE OF THE SAID POLT :

The Designated partner, on receipt of Total Price of the Plot as per Term No.1.2 under the Agreement from the Allottee shall execute a conveyance deed and convey the title of the Plot together with proportionate indivisible share in common areas within three months from the date of issuance of the occupancy certificate and the completion certificate, as the case may be, to the Allottee:

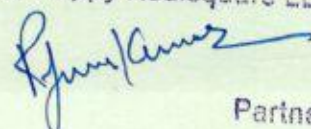
Provided that, in absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Designated partner within three months from the date of issue of occupancy certificate.

Provided further that, in case the Allottee(s) fails to deposit the stamp duty, registration charges within the period mentioned in the demand notice, letter, the Allottee(s) authorizes the Designated partner to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Designated partner is made by the Allottee(s).

10. MAINTENANCE OF THE SAID PROJECT :

To be Used Only for
the Purpose of.....

For Happy Realsquare LLP



Partner

The Designated partner shall be responsible for providing and maintaining the essential services in the Project, till the taking over of the maintenance of the Project by the Maintenance Society upon the issuance of the completion certificate of the Project. The cost of such maintenance has been included in the Total Price of the Plot.

11. DEFECT LIABILITY:

It is agreed that in case any defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per this Agreement relating to such development is brought to the notice of the Promoter within a period of five years by the allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within thirty days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act.

12. GENRAL COMPLIANCE WITH RESPECT TO THE PLOT :

- (i) Subject to Term 11 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the said Plot at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the said Plot, which may be in violation of any laws or rules of any authority.
- (ii) The Allottee further undertakes, assures and grantees that he/ she would not put any sign-board/ name-plate, neon light, publicity material or advertisement material etc. anywhere on the exterior of the Project, or common areas. Further the Allottee shall not store any hazardous or combustible goods in the Plot
- (iii) The Allottee shall plan and distribute its electric load in conformity with the electric systems installed by the concerned authority. The Allottee shall be responsive -for any loss or damages arising out of breach of any of the aforesaid conditions.

13. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Plot with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

14. ADDITIONAL DEVELOPMENT:

The Designated partner undertakes that it has no right to make additions or to put up additional structure anywhere in the Project after the building plan, layout plans sanction plan and specifications, amenities and facilities has been approved by the competent authorities and disclosed, except for as provided in the Act.

15. DESIGNATED PARTNER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Designated partner executes this Agreement he shall not mortgage or create a charge on the said Plot and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage for charge shall not affect the right and interest of the Allottee(s) who has taken or agreed to take such Apartment/ Plot/ Building.

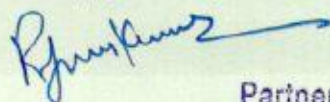
16. BINDING EFFECT :

Forwarding this Agreement to the Allottee(s) by the Designated partner does not create a binding obligation on the part of the Designated partner or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the Schedules along with the payments due as stipulated in this Agreement within thirty days from the date of receipt by the Allottee(s) and when intimated by the Designated partner. If the Allottee(s) fails to execute and deliver to the Designated partner this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) then the Designated partner shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee(s), application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

17. ENTIRE AGREEMENT:

To be Used Only for
the Purpose of.....

For Happy Real Estate LLP



Partner

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof, and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Plot.

18. RIGHT TO AMEND : This Agreement may only be amended through written consent of the Parties.

19. PROVISIONS OF THIS AGREEMENT APPLICABLE ALLOTTEE/ SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Plot and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee of the Plot, in case of a transfer, as the said obligations go along with the Plot for all intents and purposes.

20. WAIVER NOT A LIMITATION TO ENFORCE:

20.1 The Designated partner may, at least solve option and discretion, without prejudice to its rights as said out in this Agreement wave the breach by the Allottee in not making payments as per the payment plan mentioned this Agreement including waving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Designated partner in the case of one allottee shall not be construed to be a precedent and /or binding on the Designated partner to exercise such discretion in the case of other allottees.

20.2 Failure on part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

21. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to the conform to the Act or the Rules and Regulations made there under or the applicable law, as the case may be, and remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

22. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other allottees in the Project, the same shall be the proportion which the area of the Plot bears to the total area of all the Plots in the Project.

23. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

24. PLACE OF EXECUTION :

The execution of this Agreement shall be completed only upon its execution by the Designated partner through its authorized signatory at the Designated partner's Office, or at some other place, which may be mutually agreed between the Designated partner and the Allottee, in _____ after the Agreement is duly executed by the Allottee and the Designated partner.

25. NOTICES:

All the notices to be served on the Allottee and the Designated partner as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Designated partner by registered post at their respective addresses specified below:-

Mr. Rajesh Kumar	Allottee(s) name	For Happy Real Estate LLP
Address - 36, Laxmi Narayan Vihar, Ganpatpura, Mangyawas, Mansarovar, Jaipur - 302020	Address.....	Partner

--	--

It shall be the duty of the Parties to inform each other of any changes subsequent to the execution of this Agreement in the above address by registered post failing which all communications and letters posted at the above address shall be deemed to have been received by the Designated partner or the Allottee(s), as the case may be.

26. JOINT ALLOTTEE:

That in case there are Joint Allottees all communications shall be sent by the Designated partner to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).

27. SAVINGS:

Any application, letter, allotment letter or any other document signed by the allottee, in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of the agreement for sale for such apartment, plot or building, as the case may be, shall not be construed to limit the rights and interests of the allottee or the Designated partner under the agreement for sale, under the Act, the rules or the regulations made thereunder.

28. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act, rules and regulations made there under including other applicable laws of India for the time being in force.

29. DISPUTE RESOLUTION :

All or any dispute arising out of or touching upon or in relation to the terms and conditions of this Agreement including the interpretation and validity thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussions, between the Parties, failing which the dispute shall be settled in the manner as provided under the Act.

IN WITNESS WHERE OF parties herein above named have set their respective hands and signed this Agreement for sale at **JAIPUR** in the presence of attesting witness, signing as such on the day first above written.

Signed and delivered by the within named Allottee(s) in the presence of witnesses on

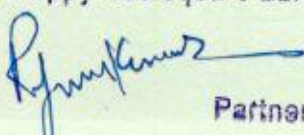
Passport size photograph with signature across the photograph (First- Allottee)	Passport size photograph with signature across the photograph (Second- Allottee)	Passport size photograph with signature across the photograph (Third- Allottee)
Signature (Name) (First-Allottee)	Signature (Name) (Second-Allottee)	Signature (Name) (Third-Allottee)

Signed and delivered by the within named Designated partner in the presence of witnesses at JAIPUR on

DESIGNATED PARTNER

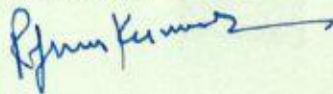
To be Used Only for
the Purpose of.....

For Happy Real Estate LLP


Partner

For and on behalf of M/s : Happy Realsquare LLP

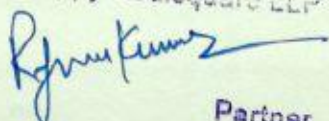
Name - Rajesh Kumar

Signature - 

Designation - Designated partner

WITNESSES	
1. Signature	
Name	
Address	
2. Signature	
Name	
Address	

To be Used Only for
the Purpose of.....
.....

For Happy Realsquare LLP

Partner

SCHEDULE-1

1. (Details of land holdings of the Designated partner and location of the Project)

Name of Revenue village and Tehsil	Khasra No.	Area (in Meters)
Village - Harbanshpura Tehsil - Sanganer District - Jaipur	28/1, 29/1, 30/1 and 31	16700 Square Meters
	Total Area - 16,700 Sq. Meters	

Or

Name of Scheme and City	Plot No.	Area (Sq. Yards)
Royal Aangan City - Jaipur		

2. The piece and parcel of the plot of land in site is bounded on the :-

In North

In South

In East

In West

And measuring

North to South

East to West

3. Latitude/ Longitude of the end points of the Project

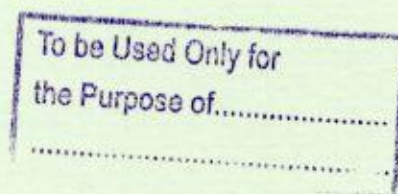
In North

In South

In East

In West

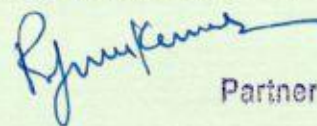
4. Location Map - Attached



SCHEDULE-2

(Lay-out Plan of the Project) - Attached

For Happy Realsquare LLP


Partner

SCHEDULE-3

(Floor Plan of the Apartment and Block/ Tower in the Project) - Not Applicable

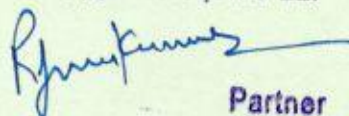
SCHEDULE-4

(Specifications, facilities, amenities, internal/external development works etc. which are part of the Project) which shall be in conformity with the Advertisements, Prospectus etc. circulated by the Designated partner at time of booking of Units in the Project)

(The Schedules to this Agreement for sale shall be as agreed to between the Parties)

To be Used Only for
the Purpose of.....

For Happy Real Estate LLP


Partner

REVISED FORM-G



राजस्थान RAJASTHAN

AP 429533

Declaration regarding Agreement for Sale

I, **Priyanka** D/O Sumer Singh age 35 years Address 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur - 302013 promoter of the proposed project do hereby solemnly declare, undertake and state as under -

1. That the agreement for sale of our project "**ROYAL AANGAN - B**" (RERA Registration no.- **RAJ/P/2018/753**) is in accordance to the Form - G of Real Estate (Regulation and Development) Act, 2016.
2. That none of the terms and conditions of the agreement to sale presented by us violate the laws and rules of the Real Estate (Regulation and Development) Act, 2016 and Rajasthan Real Estate (Regulation and Development) Rules, 2017.
3. There is any contradiction arises in future, **Priyanka** the deponent will be responsible for it.

For Happy Realsquare LLP

Priyanka

Partner

181

13 AUG 2018 Affidavit
मुद्रांक एवं कार्य का मूल्यांकन 100/-
क्रमांक का नाम व पता Happy Real square LPR/6 Jaipur

राकेश भरोडा (ला.सं.-105/09-10)
94/40, विजय पथ,
मनसरोवर, जयपुर 13 AUG 2018

दीपक

अवधान अधिनियम, 1993		
स्टाम्प राशि पर प्रचलित दर		
1. आधारभूत अवसरवना सुविधाओं हेतु (धारा 3-क) 10% रुपये	10	
2. भाय और उसकी नस्स के संरक्षण और सम्पत्ति हेतु (धारा 3-ख) 10% रुपये	10	
कुल योग		20/-
हस्ताक्षर		स्टाम्प वेप्पडर

HAPPY REALSQUARE LLP

Reg. Office : 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur-302013

PROVISIONAL ALLOTMENT LETTER

Photo

It is hereby certified that the Plot/Shop/Flat/Villa No.(here in after referred to as the Unit) measuring sq. mtrs / sq. yards / sq. ft (in words.....) in Niji Khatedari Residential/Commercial Scheme.....

.....is provisionally allotted to Shri/Smt./Kum.

..... S/o. W/o. D/o. Shri.....

.....R/o.....

as per enclosed site plan of the above scheme and has been physically handed over to the said allottee subject to the terms and conditions, (Mentioned Overleaf) Which have been accepted by the allottee.

This document hereby vests in Mrs./Mr.

with full ownership rights and authority to possess the said plot and possession letter is hereby issued

on this.....day of.....month.....Year

For Happy Realsquare LLP

Prityanka
Partner

Khatedar/ Owner / Developer

TERMS & CONDITIONS

1. That the allottee or the transferee or the assignee, as the case may be, shall have to pay all the charges to the government, local body, and local authority or the khatedar / Owner Developer, Vikas Samiti as may be decided from time to time.
2. The allottee or the transferee or the assignee as the case may be, shall have to pay to khatedar any due or dues that have fallen due or may become due hereafter. The allottee or the transferee or the assignee, as the case may be, shall have no option but to satisfy the claims that may be conveyed to him/her by the khatedar.
3. The allottee or the transferee or the assignee, as the case may be, shall have to pay any legal charges such as, registration charges, stamp duty, taxes etc, or any other statutory charges in respect of the allotted/transferred property.
4. The allottee or the transferee or the assignee, as the case may be, accept the possession of the plot of land, after studying legal status thereof, at his/her own risk qua any notice issued by the state Govt./Local Body/Central Govt. for acquisition from time to time.
5. The area and the Plot No. mentioned in the allotment letter is subject to adjustment on the final demarcation or the plot and/or approval of land by JDA or other public authorities.
6. That every dispute that arises between the parties and all the questions relating to interpretation and construction of any condition or part thereof shall be decided by the khatedar / Owner / Developer or his Authorised Representative and his decision shall be final and binding on the allottee or the transferee or the assignee.
7. That this allotment letter does not, of itself, create any right, titles and interest in favour of allottee or the transferee or the assignee, as the case may be, without receiving the possession letter from the Khatedar / Owner / Developer.
8. Any dispute arising out of the above condition No. 1 to 7 shall be decided through arbitration as is provided in the arbitration Act and rules made thereunder.
9. That the above conditions are subject to Jaipur Jurisdiction only.

For Happy Realsquare LLP

Priyanka
Partner

Khatedar / Owner / Developer

The above terms and conditions are accepted and provisional allotment letter has been received by me.

Place:

Date:

Witness (1)

(2)

163



राजस्थान RAJASTHAN

AP 429531

FORM-G

[see rule 9]

Agreement for Sale



Affix color photograph of allottee with signature across the photograph

Affix color photograph of allottee with signature across the photograph

This Agreement for Sale, hereinafter referred to as the Agreement, is executed on this..... day of Two thousand andat

By and Between

M/s **HAPPY REALSQUARE LLP** (LLPIN - AAF-9364) a LLP incorporated under the provisions of the Companies Act, 2013 and having its registered office at 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur - 302013 and its corporate office at 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur - 302013 and its PAN is AAJFH3292A, represented by its authorised signatory Mrs. Priyanka (Aadhar No. 481706649104) authorised vide board resolution dated 01/08/2018 herein after referred to as the "Designated Partner" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, its assignees, legal successor(s) in interest) of the ONE PART.

For Happy Realsquare LLP
Priyanka
Partner

164

13 AUG 2018

गुद्रांक एवं कार्य का नूमांकन 100/ Affidavit

क्रता का नाम व पता Happy Realsquare LLP R/o Jampur

राकेश अरोड़ा (ला.सं.-10509-10)

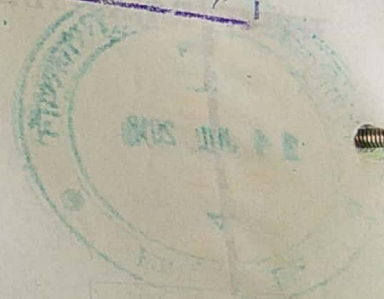
94/40, विजय पथ,

न.मसौदोवर, जयपुर

13 AUG 2018

Signature

अवसर्चना सुविधाओं हेतु
(धारा 3-क) 10% रुपये 10
उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-ख) 10% रुपये 10
कुल योग 20
हस्ताक्षर स्वामी देवराज



AND

[If the allottee is an individual]

Mr./Mrs./Ms..... son/daughter/wife of Mr. aged about years,
R/o..... (Aadhar No.....) (PAN) (hereinafter
singly/ jointly, as the case may be, referred to as the "Allottee(s)", which expression shall, unless repugnant to the
context or meaning thereof be deemed to mean and include their legal successor(s), administrators, executors
successors & permitted assignees) of the OTHER PART.

OR

[If the allottee is a partnership firm]

M/s a partnership firm, duly registered and existing under the provisions of
the Indian Partnership Act, 1932, having its principle place of business at (PAN-
.....) through the partner Mr./Ms..... (Aadhar No.....) duly
authorized vide authority letter dated passed and signed by all the partners constituting the
firm, (Copy enclosed) (hereinafter referred to as the "Allottee(s)", which expression shall, unless repugnant to the
context or meaning thereof be deemed to mean and include their legal successor(s), administrators, executors
successors & permitted assignees including those of the respective partners) of the OTHER PART.

OR

[If the allottee is a LLP]

M/s..... (CIN No.....) a LLP incorporated under the provisions
of the Companies Act, 1956 / 2013 having the registered office at and its
PAN is..... through Mr. (Aadhar No.....), its authorized signatory who has
been duly empowered vide Board Resolution dated (hereinafter jointly and
severally, as the case may be, being the allottee(s) of the Unit hereinafter, referred to as the "Allottee(s)", which
expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal
successor(s), administrators, executors successors & permitted assignees) of the OTHER PART.

or

[If the allottee is HUF]

Mr./Ms. (Aadhar No.....) son/daughter/wife
of..... aged about..... years for self and as the Karta of the HUF, having its place of business/
residence at..... (PAN.....) (hereinafter referred to as, "Allottee(s)", which expression
shall, unless repugnant to the context or meaning thereof be deemed to mean and include him and each of the
members constituting the HUF their Heirs, administrators, executors, successors & permitted assignees) of the
OTHER PART.

(Details of other allottees to be inserted, in case of more than one allottee)

The Designated partner and the Allottee(s) shall hereinafter be collectively referred to as "Parties" and individually
as a "Party".

WHEREAS THE DESIGNATED PARTNER DECLARES THAT,-

- the Designated partner is in lawful possession of the land khasara No. 28/1, 29/1, 30/1 and 31 of revenue
village Harbanshpura situated in Harbanshpura, Tehsil Sanganer, City
Jaipur, District - Jaipur with a total area admeasuring of 16700.00 square meters
(hereinafter referred to as 'Land' and more fully described in the Schedule-I).
- the Designated partner has a legal title to the Land with legally valid documents and is lawful owner of the
land. The Land was purchased by the Designated partner from following persons -

S. No.	Name of Seller	Registered On	Sub-Registrar Office	Book No.	Volume No.	Page No.	Serial No.	Additional Book No.	Volume No.	Page No.
1.	Ramji Lal	02/06/2016	Jaipur - V	1	920	136	201603019104739	1	3679	184 to 196
2.	Yashraj Developers	2905/2018	Sanganer -I	1	1085	98	201803024103498	1	3936	224 to 237

For Happy Realsquare LLP

OR

the said land is earmarked for the purpose of plotted development of a Residential project, comprising
residential plots, shops and the said project shall be known as "Royal Aangan - B"

Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it is a part of the plan approved by the competent authority;

- C. the Designated partners are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Designated partners regarding the said land on which Project is to be constructed have been completed.
- D. the Jaipur Development Authority has granted the commencement certificate to develop the Project vide its approval number 2161/2 dated 31/05/2018
- E. the Land is free from all encumbrances.
- F. the Designated partner has conceived, planned and is in the process of developing a real estate project known as "Royal Aangan - B", (hereinafter referred to as the 'Project') after getting necessary permissions/ approvals from the concerned competent authorities and which inter-alia comprising of plots, and shops and includes the facility areas, the development works and all improvements and all easements, rights and appurtenances belonging thereto, on a piece and parcel of Land admeasuring 16700.00 square meters situated at Village - Harbanshpura, Teh. - Sanganer, Jaipur and latitude & longitude of the end points of the Project arerespectively. The location details are fully described in the Schedule-I.
- H. the Project has been registered with the Real Estate Regulatory Authority on 08/06/2018 and the Project Registration Certificate No. is RAJ/P/2018/753. This registration is valid for a period of 11 MONTHS commencing from 08/06/2018 and ending with 30/04/2019 unless extended by the Authority. The details of the Designated partner and Project are also available in the website - <http://rera.rajasthan.gov.in> of the Authority.
- G. the layout plan/ site plan of the Project "Royal Aangan Block B" has been sanctioned vide registration No. 2161/2 dt. 31/05/2018 by the Jaipur Development Authority (Known as JDA) and copy of which is enclosed as Schedule-2.
The Designated partner agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;
- H. The details of plan of development works to be executed in the proposed Project and the proposed facilities to be provided thereof including park facilities, water supply service, electricity facility etc. as provided under clause (e) of sub-section (2) of section 4, are as under :-
- a. Road Network
 - b. Electrification
 - c. Park Development
 - d. Block Boundary
 - e. Water Tank (underground and overhead)
 - f. Sewerage Facility
 - g. Water Harvesting System
 - h. Water Pipe Line
- E. The Designated partner has opened a separate account in Branch Mansarovar of State Bank of India for the purpose as provided in sub-clause (D) of clause (I) of sub-section (2) of section 4.
- F. The Allottee(s), being aware of the Project and details given in the advertisements about the Project made by the Designated partner and/or on visiting the model of the project, has applied for allotment and to purchase a Plot (hereinafter referred to as the 'Unit') in the Project vide his/her/their/its application dated..... The allottee(s) has also deposited a sum of Rs..... (in words Rupees.....) as an advance payment/ booking amount including application fee (not being more than 10% of the cost of the plot as provided in sub-section (1) of section 13) and agrees to make timely and complete payments of the remaining sale price as well as other dues under this Agreement as per terms and conditions of this Agreement.
- G. The Allottee has applied for a plot in the Project vide application datedand has been allotted plot no. having area of square Yards as permissible under the applicable law and of pro-rata share in the common areas as defied under clause (n) of section 2 of the Act, hereinafter referred to as the "Plot", more particularly described in Schedule-4;

For Happy Realsquare LLP

Partner

- H. The Parties have gone through all the terms & conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. The Parties hereby confirm that they are signing this Agreement with full knowledge of the all laws, rules, regulations, notifications etc. applicable to the Project.
- I. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- J. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Designated partner hereby agrees to sell and the Allottee hereby agrees to purchase the plot as specified in para L.

NOW THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO MUTUALLY AGREE ON FOLLOWING TERMS AND CONDITIONS, NAMELY:-

1. TERMS :

- 1.1 Subject to the terms & conditions as detailed in this Agreement, the Designated partner hereby agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase and receive the Plot as specified in para 'L'
- 1.2 The Total Price for the Plot based on the area is **Rs.**(in words Rupees..... only) ("**Total Price**") (Give break-up and description):-

and (if/as applicable)

Plot No.	Rate of Plot per square yards
Type	
Location	
Total price (in Rupees)	-----

Explanation :

- (i) The Total Price above includes the booking amounts of **Rs..... (Rupees.....)** paid by the allottee to the Designated partner towards the Plot as mentioned in Para 'L'.
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Designated partner by way of Value Added Tax, Service Tax and Cess or any other similar taxes which may be levied, (Except charges in relation to registration of JDA allotment letter) in connection with the development of the Project payable by the Designated partner, by whatever name called) upto the date of the handing over the possession of the Plot to the allottee and the Project to the competent authority, as the case may be, after obtaining the completion certificate:

Provided that in case there is any change/ modification in the taxes, the subsequent amount payable by the Allottee(s) to the Designated partner shall be increased/ reduced based on such change/ modification:

Provided further that if there is any increase in the taxes after the expiry of the schedule date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee;

- (iii) The Designated partner shall periodically intimate to the Allottee(s), the amount payable as stated in (i) above and the Allottee(s) shall make payment demanded by the Designated partner within the time and in the manner specified therein. In addition, the Designated partner shall provide to the Allottee(s) the details of the taxes paid or demanded along with the Acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

- 1.3 As mentioned in para 'K' above, the Designated partner has already received an advance / booking amount from the Allottee(s) a sum of **Rs./- (Rupees only)** (not being more than 10% of the total cost of the Unit as provided in sub- section (1) of section 13) out of the total price of **Rs.....** and the Allottees(s) agrees and undertakes to pay the balance amount of **Rs.....** of the total price strictly in accordance with the payment plan given below :-

For Happy Realsquare LLP
Dejanka
Partner

Amt. Received as Advance	Rs..... Cheque no.....
Detail of remaining amount to be received	Rs..... Cheque no.....

- 1.4 It is agreed that the Designated partner shall not make any addition and alteration in the sanctioned plans, layout plans and specifications in respect of the Plot without the previous written consent of the Allottee(s) as per the provisions of the Act:

Provided that the Designated partner may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of the Act.

- 1.5 Subject to Term No. 8.3 the Designated partner agreed and acknowledges, the Allottee shall have the right to the Apartment/ Plot as mentioned below:

- (i) The Allottee(s) shall have exclusive ownership of the Plot;
- (ii) The Allottee has the right to visit the Project site to assess the extent of development of the Project and his Plot.

- 1.6 It is made clear by the Designated partner and the Allottee agrees that the Plot shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/ combined with any other project in its vicinity or otherwise accept for the purpose of integration of infrastructure for the benefit of the Allottee.

- 1.7 The Designated partner agrees to pay all outgoing/ dues before transferring the physical possession of the plot to the Allottee(s) which it has collected from the Allottee(s), for the payment of outgoing/dues (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Designated partner fails to pay all or any of the outgoing/ dues collected by it from the Allottee(s) or any liability, mortgage loan and interest thereon before transferring the plot to the Allottee(s), the Designated partner agrees to be liable, even after the transfer of the property, to pay such outgoing/ dues and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

- 1.8 The Allottee has paid a some of **Rs.----- (Rupees----- only)** as booking amount being part payment towards the Total Price of the Plot at the time of application the receipt of which the Designated partner hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment/ Plot as prescribed in the payment plan at Term No.1.3 above as may be demanded by the Designated partner within the time and manner specified therein.

Provided that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules. The obligations of the Allottee(s) to pay the amount and the liability towards interest as aforesaid may be reduced when mutually agreed to between the Designated partner and the Allottee(s).

2. MODE OF PAYMENT:

Subject to the terms of the agreement and the Designated partner abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Designated partner, within the stipulated time as mentioned in the payment plan at Term No. 1.3 above through account payee cheque/ demand draft/ banker's cheque or online payment (as applicable) in favor of HAPPY REALSQUARE LLP payable at JAIPUR.

For Happy Realsquare LLP

Rajendra
Partner

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

- 3.1 The Allottee, if residence outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ('FEMA'), Reserve Bank of India Act, 1934 ('RBI' Act) and the Rules and Regulation made there under or any statutory amendments or modifications made thereof and all others applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India etc. and provide the Designated partner with such permission, approval which would enable the Designated partner to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulation of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/ her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/ she may be liable for any action under FEMA or other laws as applicable, as amended from time to time.
- 3.2 The Designated partner accepts no responsibility in regard to matters specified in Term 3.1 above. The Allottee shall keep the Designated partner fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Designated partner immediately and comply with necessary formalities if any, under the applicable laws. The Designated partner shall not be responsible towards any third party making payment/remittances on behalf of Allottee and such third party shall not have any right in the application/allotment of the said Apartment/ Plot apply for herein in any way and the Designated partner shall be issuing the payment receipts in favor of the Allottee only.

4. ADJUSTMENT/ APPROPRIATION OF PAYMENTS:

The Allottee authorized the Designated partner to adjust/ appropriate all payments made by him/ her under any head of dues against lawful outstanding of the Allottee against the Apartment/Plot, if any, in his/ her name and the Allottee undertakes not to object/ demand/ direct the Designated partner to adjust his payments in any manner.

5. TIME IS ESSENCE :

The Designated partner shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the Plot to the Allottee and the common areas to the Maintenance Society or the competent authority, as the case may be.

6. POSSESSION OF THE APARTMENT / PLOT:

- 6.1 **Schedule for possession of the said Apartment of Plot** – The Designated partner agrees and understands that timely delivery of possession of the Plot to the Allottee and the common areas to the Maintenance Society or the competent authority, as the case may be, is the essence of the Agreement. The Designated partner assures to handover possession of the **Plot of the Project in place on _____**, unless there is delay or failure due to war, flood, drought, fire, cyclone earthquake or any other calamity caused by nature effecting the regular development of the real estate project ("*Force Majeure*"). If, however, the completion of Project is delayed due to the *Force Majeure* conditions then the Allottee agrees that the Designated partner shall be entitled to the extension of time for delivery of possession of the Plot, provided that such *Force Majeure* conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee(s) agrees and confirms that, in the event it becomes impossible for the Designated partner to implement the project due to *Force Majeure* conditions, then this allotment shall stand terminated and the Designated partner shall refund to the Allottee(s) the entire amount received by the Designated partner from the Allottee with interest within forty-five days from that date. The Designated partner shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agreed that he/ she shall not have any rights, claims etc. against the Designated partner and the Designated partner shall be released and discharged from all its obligations and liabilities under this Agreement.

For Happy Realsquare LLP

Priyanka
Partner

6.2 Procedure for taking possession- The Promoter, upon obtaining the occupancy certificate if applicable from the competent authority if not then from chartered engineer shall offer in writing the possession of the Plot, to the Allottee(s) in terms of this Agreement to be taken within 2 (two) months from the date of issue of occupancy certificate. Provided that, in the absence of local law, the conveyance deed in favor of the Allottee shall be carried out by the Promoter within three months from the date of issue of occupancy certificate. The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee(s), after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter Maintenance Society, as the case may be, after the issuance of completion certificate for the Project. The Promoter shall handover the occupancy certificate of the Plot, as the case may be, to the Allottee at the time of conveyance of the same.

6.3 Failure of Allottee to take possession of Plot- Upon receiving a written intimation from the Designated partner as per Term No. 6.2 above, the Allottee(s) shall take possession of the Plot from the Designated partner by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Designated partner shall give possession of the Plot to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided as per Term No. 6.2 above, such Allottee shall continue to be liable to pay maintenance charges as specified under Term No. 6.2 above.

6.4 Possession of the Allottee- After obtaining the occupancy certificate and handing over physical possession of the Plot to the Allottee, it shall be the responsibility of the Designated partner to handover the necessary documents and plan, including common areas to the Maintenance Society or the competent authority, as the case may be, as per the local laws:

Provided that, in the absence of any local law, the Designated partner shall handover the necessary documents and plans, including common areas, to the Maintenance Society or the competent authority, as the case may be, within thirty days after obtaining the completion certificate.

6.5 Cancellation by Allottee- The Allottee(s) shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Designated partner, the Designated partner herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottee(s) shall be returned by the Designated partner to the Allottee(s) within forty-five days of such cancellation.

6.6 Compensation – The Designated partner shall compensate the Allottee in case of any loss, caused to him due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for the interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force. Except for occurrence of a Force Majeure event, if the Designated partner fails to complete or is unable to give possession of the said Apartment/ Plot (i) in accordance with the terms of this Agreement, duly completed by the day specified in Term No. 6.1 above; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation or expiry of the registration under the provisions of the Act; or for any other reason; the Designated partner shall be liable, on demand to the Allottee, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment/ Plot, with interest including compensation in the manner as provided under the Act within forty-five days of it becoming due:

Provided that where if the Allottee does not intent to withdraw from the Project the Designated partner shall pay the Allottee interest for every month of delay, till the handing over of the possession of the Apartment/ Plot, which shall be paid by the Designated partner to the Allottee within forty-five days of it becoming due.

7. REPRESENTATIONS AND WARRANTIES OF THE DESIGNATED PARTNER : The Designated partner hereby represents and warrants to the Allottee(s) as follows:

- (i) The Designated partner has absolute, clear and marketable title with respect to the said Land and the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Designated partner has lawful rights and requisite approvals from the competent authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project

For the Unit,

Prityanka
Partner

- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Unit are valid and subsisting and have been obtained by following due process of law. Further, the Designated partner has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Unit and common areas;
- (vi) The Designated partner has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
- (vii) The Designated partner has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Unit which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- (viii) The Designated partner confirms that the Designated partner is not restricted in any manner whatsoever from selling the said Unit to the Allottee(s) in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Designated partner shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee(s) and the common areas to the Maintenance Society;
- (x) The Schedule Property is not the subject matters of any HUF and that no part thereof is owned by any minor and /or no minor has any right, title and claim over the Schedule Property;
- (xi) The Designated partner has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent authorities till the completion certificate has been issued and possession of the Apartment/ Plot along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the Maintenance Society or the competent authority, as the case may be;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Designated partner in respect of the said Land and/or the Project.

8. EVENTS OF DEFAULTS AND CONSEQUENCES :

8.1 Subject to the *Force Majeure* clause, the Designated partner shall be considered under a condition of default, in the following events, namely:-

- (i) The Designated partner fails to provide ready to move in possession of the plot to the Allottee(s) within the time period specified in Term No. 6.1 above in this Agreement or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this clause, 'ready to move in possession' shall mean that the plot shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Designated partner's business as a developer on account of suspension or revocation or expiry of his registration under the provisions of the Act or the rules or regulations made there under.

8.2 In case of default by the Designated partner under the conditions listed above, Allottee(s) is entitled to the following:-

- (i) Stop making further payments to the Designated partner as demanded by the Designated partner. If the Allottee(s) stops making payments, the Designated partner shall correct the situation by completing the development milestones and only thereafter the Allottee(s) be required to make the next payment without any interest; or
- (ii) The Allottee(s) shall have the option of terminating the Agreement in which case the Designated partner shall be liable to refund the entire money paid by the Allottee(s) under any head whatsoever towards the purchase of the Apartment, along with interest within forty-five days of receiving the termination notice:

Provided that where an Allottee(s) does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Designated partner, interest for the period of delay till the handing over of the possession of the Apartment/ Plot, which shall be paid by the Designated partner to the Allottee within forty-five days of it becoming due.

Pradyumn
Partner

8.3 The Allottee(s) shall be considered under a condition of default, on the occurrence of the following events:

- (i) In case the Allottee(s) fails to make payments for consecutive demands made by the Designated partner as per the payment plan stated above, despite having been issued notice in that regard, the Allottee(s) shall be liable to pay interest to the Designated partner on the unpaid amount.
- (ii) In case of default by Allottee under the conditions listed above continues for a period beyond ----- consecutive months after notice from the Designated partner in this regard, the Designated partner may cancel the allotment of the Plot in favour of the Allottee(s) and refund the money paid to him by the Allottee(s) by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated :

Provided that the Designated partner shall intimate the Allottee about such termination at least thirty days prior to such termination.

9. CONVEYANCE OF THE SAID PLOT :

The Designated partner, on receipt of Total Price of the Plot as per Term No.1.2 under the Agreement from the Allottee shall execute a conveyance deed and convey the title of the Plot together with proportionate indivisible share in common areas within three months from the date of issuance of the occupancy certificate and the completion certificate, as the case may be, to the Allottee:

Provided that, in absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Designated partner within three months from the date of issue of occupancy certificate.

Provided further that, in case the Allottee(s) fails to deposit the stamp duty, registration charges within the period mentioned in the demand notice, letter, the Allottee(s) authorizes the Designated partner to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Designated partner is made by the Allottee(s).

10. MAINTENANCE OF THE SAID PROJECT :

The Designated partner shall be responsible for providing and maintaining the essential services in the Project, till the taking over of the maintenance of the Project by the Maintenance Society upon the issuance of the completion certificate of the Project. The cost of such maintenance has been included in the Total Price of the Plot.

11. DEFECT LIABILITY:

It is agreed that in case any defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per this Agreement relating to such development is brought to the notice of the Promoter within a period of five years by the allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within thirty days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act.

12. GENERAL COMPLIANCE WITH RESPECT TO THE PLOT :

- (i) Subject to Term 11 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the said Plot at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the said Plot, which may be in violation of any laws or rules of any authority.
- (ii) The Allottee further undertakes, assures and grantees that he/ she would not put any sign-board/ name-plate, neon light, publicity material or advertisement material etc. anywhere on the exterior of the Project, or common areas. Further the Allottee shall not store any hazardous or combustible goods in the Plot.
- (iii) The Allottee shall plan and distribute its electric load in conformity with the electric systems installed by the concerned authority. The Allottee shall be responsive -for any loss or damages arising out of breach of any of the aforesaid conditions.

For Happy Realsquare LLP
Prayanka
Partner

13. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Plot with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

14. ADDITIONAL DEVELOPMENT:

The Designated partner undertakes that it has no right to make additions or to put up additional structure anywhere in the Project after the building plan, layout plans sanction plan and specifications, amenities and facilities has been approved by the competent authorities and disclosed, except for as provided in the Act.

15. DESIGNATED PARTNER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Designated partner executes this Agreement he shall not mortgage or create a charge on the said Plot and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage for charge shall not affect the right and interest of the Allottee(s) who has taken or agreed to take such Apartment/ Plot/ Building.

16. BINDING EFFECT :

Forwarding this Agreement to the Allottee(s) by the Designated partner does not create a binding obligation on the part of the Designated partner or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the Schedules along with the payments due as stipulated in this Agreement within thirty days from the date of receipt by the Allottee(s) and when intimated by the Designated partner. If the Allottee(s) fails to execute and deliver to the Designated partner this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) then the Designated partner shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee(s), application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

17. ENTIRE AGREEMENT:

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof. and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Plot.

18. RIGHT TO AMEND : This Agreement may only be amended through written consent of the Parties.

19. PROVISIONS OF THIS AGREEMENT APPLICABLE ALLOTTEE/ SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Plot and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee of the Plot, in case of a transfer, as the said obligations go along with the Plot for all intents and purposes.

20. WAIVER NOT A LIMITATION TO ENFORCE:

- 20.1 The Designated partner may, at least solve option and discretion, without prejudice to its rights as said out in this Agreement wave the breach by the Allottee in not making payments as per the payment plan mentioned this Agreement including waving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Designated partner in the case of one allottee shall not be construed to be a precedent and /or binding on the Designated partner to exercise such discretion in the case of other allottees.
- 20.2 Failure on part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

For Happy Realsquare LLP

Partner

21. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to the conform to the Act or the Rules and Regulations made there under or the applicable law, as the case may be, and remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

22. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other allottees in the Project, the same shall be the proportion which the area of the Plot bears to the total area of all the Plots in the Project.

23. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

24. PLACE OF EXECUTION :

The execution of this Agreement shall be completed only upon its execution by the Designated partner through its authorized signatory at the Designated partner's Office, or at some other place, which may be mutually agreed between the Designated partner and the Allottee, in ----- after the Agreement is duly executed by the Allottee and the Designated partner.

25. NOTICES:

All the notices to be served on the Allottee and the Designated partner as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Designated partner by registered post at their respective addresses specified below:-

Mrs. Priyanka	Allottee(s) name
Address - 40 Shree ji Enclave, jairampura	Address.....
Road, Needar Jaipur-302013	

It shall be the duty of the Parties to inform each other of any changes subsequent to the execution of this Agreement in the above address by registered post failing which all communications and letters posted at the above address shall be deemed to have been received by the Designated partner or the Allottee(s), as the case may be.

26. JOINT ALLOTTEE:

That in case there are Joint Allottees all communications shall be sent by the Designated partner to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).

27. SAVINGS:

Any application, letter, allotment letter or any other document signed by the allottee, in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of the agreement for sale for such apartment, plot or building, as the case may be, shall not be construed to limit the rights and interests of the allottee or the Designated partner under the agreement for sale, under the Act, the rules or the regulations made thereunder.

For Happy Realsquare LLP
Priyanka
Partner

28. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act, rules and regulations made there under including other applicable laws of India for the time being in force.

29. DISPUTE RESOLUTION :

All or any dispute arising out of or touching upon or in relation to the terms and conditions of this Agreement including the interpretation and validity thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussions, between the Parties, failing which the dispute shall be settled in the manner as provided under the Act.

IN WITNESS WHERE OF parties herein above named have set their respective hands and signed this Agreement for sale at **JAIPUR** in the presence of attesting witness, signing as such on the day first above written.

Signed and delivered by the within named Allottee(s) in the presence of witnesses on

Passport size photograph with signature across the photograph (First- Allottee)	Passport size photograph with signature across the photograph (Second- Allottee)	Passport size photograph with signature across the photograph (Third- Allottee)
Signature (Name) (First-Allottee)	Signature (Name) (Second-Allottee)	Signature (Name) (Third-Allottee)

Signed and delivered by the within named Designated partner in the presence of witnesses at JAIPUR on

DESIGNATED PARTNER

For and on behalf of M/s : Happy Realsquare LLP

Name - Priyanka

Signature -

Designation - Designated partner

WITNESSES
1. Signature
Name
Address
2. Signature
Name
Address

For Happy Realsquare LLP
Priyanka
Partner

SCHEDULE-1

1. (Details of land holdings of the Designated partner and location of the Project)

Name of Revenue village and Tehsil	Khasra No.	Area (in Meters)
Village - Harbanshpura Tehsil - Sanganer District - Jaipur	28/1, 29/1, 30/1 and 31	16700 Square Meters
	Total Area - 16,700 Sq. Meters	

Or

Name of Scheme and City	Plot No.	Area (Sq. Yards)
Royal Aangan City - Jaipur		

2. The piece and parcel of the plot of land in site is bounded on the :-

In North

In South

In East

In West

And measuring

North to South

East to West

3. Latitude/ Longitude of the end points of the Project

In North

In South

In East

In West

4. Location Map - Attached

SCHEDULE-2

(Lay-out Plan of the Project) - Attached

SCHEDULE-3

(Floor Plan of the Apartment and Block/ Tower in the Project) - Not Applicable

SCHEDULE-4

(Specifications, facilities, amenities, internal/external development works etc. which are part of the Project) which shall be in conformity with the Advertisements, Prospectus etc. circulated by the Designated partner at time of booking of Units in the Project)

For Happy Realsquare LLP
Jaipur

(The Schedules to this Agreement for sale shall be as agreed to between the Parties)

Partner